

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION**

**609 West Navajo St., West Lafayette, Indiana**

**Lower Level Conference Room**

**February 19, 2008**

Redevelopment Commission members present: Larry Oates, Gary Lehman, Linda Sorensen, Stephen Curtis and Diane Damico.

The meeting was called to order at 8:30 a.m. Mr. Oates, President of the Redevelopment Commission presided.

#### **Old Business:**

##### Minutes

Ms. Damico motioned to approve the January 22, 2008 minutes. Mr. Lehman seconded. The minutes were approved as submitted with a vote of 4-0.

##### Other

##### Financial Information

Mr. Oates noted the revised spreadsheets that were provided to the Commission from Charlotte Martin of the Department of Development. The revised sheets which included the TIF Revenue History, TIF Balances and TIF District Projects Summary were reviewed and explained.

The financial information provided by Judy Rhodes, Clerk-Treasurer, was designed to give a snapshot of an overall view of transactions relating to Redevelopment Commission funds. Ms. Rhodes reviewed the informational statements which included a summary of TIF year-to-date funds, historical information of TIF revenue with comparisons, and a comparison of property tax collected in TIF districts and in the City as a whole.

A question and answer session followed.

## 2007 Redevelopment Commission Annual Report

It was noted that the 2007 Redevelopment Commission Annual Report was provided as information for the new Commissioners.

### **New Business:**

#### Payment of Claims

Mr. Lehman motioned to approve the payment of Claims. Ms. Sorensen seconded.

An explanation of the claims which related to the Wabash Landing Garage Capital Repairs and the Chauncey Square Phase II projects was given by Tom Gall of T.J. Gall & Associates. He also provided a review of the scope of work planned this coming year for both projects.

The motion to approve the payment of claims passed unanimously 4-0.

#### Redevelopment Commission Priorities

Mr. Oates advised the Commission that he had been in consultation with Mayor Dennis and the department heads in terms of getting the one, three, five and ten-year Redevelopment priorities established to determine funding for the related TIF districts for the upcoming years. Further details will be provided at the next meeting.

#### Yeager Road Discussion

City Engineer Dave Buck provided an update and explanation of the timeline for the reconstruction of Yeager Road. Yeager Road is expected to become a major arterial for the city. Phase I improvements will include reconstruction to the existing street. The project, which has been programmed in the Transportation Improvement Plan since July of 2004, is now eligible to receive federal funding for all three phases; Preliminary Engineering, Right of Way Acquisition, and Construction. The plans are approved, and the contract and funds are administered by INDOT. A handout was provided to further explain the plan. A request for consideration of an appropriation for Phase I engineering services will be presented at the next meeting of the Commission.

A question and answer session followed.

### Proposed KCB TIF District Amendment

Assistant Director of Development Allen Grady stated the amendment to the TIF is brought about by the annexed areas and the new Purdue Research Park area; the section north of Kalberer Road which comprises over 400 acres. An amendment up to 20% of the original TIF area is a short process and would consist of approximately 140 acres. If the entire Research Park is included in the TIF area, the complete TIF process would be required. The Commission was informed of the requirements of both processes and the possible effects of future pending legislation. An amendment of over 20%, would limit the new portion to 30 years. A discussion with Purdue Research Park was recommended.

### March Meeting Appropriations

Mr. Gall advised the Commission of the agreement with the management of the Wabash Landing Parking Garage for funding of \$125,000 to install an automation system. The appropriation will be requested next month. The intent of the system is to decrease the day-to-day cost of operating the garage and to increase revenue. The Commission's authority to bid the project will also be requested. A September completion date is planned.

### PRF Jobs Project Update

Assistant Director of Development Allen Grady reported that an announcement with Purdue Research Foundation regarding a major development will be released on Thursday, February 22<sup>nd</sup>. Preliminary talks and discussion regarding this development occurred over a year ago. Within the next few months, the Commission will receive a proposal of assistance to this company. It is expected to be a major investment.

### Other

There was no further New Business.


### Public Comment

There was none.

The Commission agreed to change the next scheduled meeting to **Wednesday, March 19<sup>th</sup> at 8:30 a.m.**

**Adjourn**

On motion by Ms. Damico and seconded by Mr. Curtis, the meeting adjourned at 10:00 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:

  
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Lawrence T. Oates, President

/djk